



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 28 JULY 2025

**Venue:** MORECAMBE TOWN HALL

**Time:** 10.30 A.M.

## A G E N D A

Officers have prepared a report for each of the planning or related applications listed on this Agenda. Copies of all application literature and any representations received are available for viewing at the City Council's Public Access website <http://www.lancaster.gov.uk/publicaccess> by searching for the relevant applicant number.

### 1 Apologies for Absence

### 2 Minutes

To receive as a correct record the Minutes of meeting held on 23<sup>rd</sup> June 2025 (previously circulated).

### 3 Items of Urgent Business authorised by the Chair

### 4 Declarations of Interest

To receive declarations by Councillors of interests in respect of items on this Agenda.

Councillors are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Councillors should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Councillors are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

## Planning Applications for Decision

### Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight

attributed to this is a matter for the decision-taker.

### Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

### Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

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|---|--|--|--|------------------------|
| 5 | <b>A5 <a href="#">21/00899/HYB</a></b> | <b>Land Between Brewers Barn And The A601(M) North Road Carnforth Lancashire LA5 9LJ</b>   | <b>Carnforth &amp; Millhead Ward</b>         | <b>(Pages 5 - 58)</b>  |
|   |  | Hybrid Application comprising a full application for the erection of 71 dwellings with associated vehicular access, incorporating a signalised junction, together with pedestrian and cycle access points, associated earthworks, roads, parking and drainage infrastructure and an outline application for the erection of up to 87 dwellings, including public open space provision and associated infrastructure. |  |                        |
| 6 | <b>A6 <a href="#">22/01542/OUT</a></b> | <b>Land East Of The Limeburners Arms Main Road Nether Kellet Lancashire</b>  | <b>Halton-with-Aughton &amp; Kellet Ward</b> | <b>(Pages 59 - 93)</b> |
|   |  | Relevant demolition of part of front boundary wall, demolition of existing building and outline planning application for the erection of up to 51 dwellings and the creation of new vehicular and pedestrian accesses, retaining walls and regrading of land.  |  |                        |

7	A7 <a href="#">24/01395/FUL</a>	87 King Street Lancashire LA1 1RH	Lancaster Castle Ward	(Pages 94 - 102)
		Change of use and conversion of an existing office building (Class E) into 4 self-contained flats (C3) with external alterations and change of use of part of adjacent car park to site bin store.		
8	A8 <a href="#">24/01396/LB</a>	87 King Street Lancashire LA1 1RH	Lancaster Castle Ward	(Pages 103 - 107)
		Listed building application for a replacement roof with solar panels and rooflights, alterations / replacements to window/doors and openings, installation of vents/ducts, new rainwater goods, fixing of timber boarding to boundary wall, removal and construction of internal partition walls and new ceilings.		
9	A9 <a href="#">25/00637/FUL</a>	Lancaster City FC The Giant Axe West Road Lancaster Lancashire LA1 5PE	Marsh Ward	(Pages 108 - 111)
		Erection of single storey extension to the front.		
10	A10 <a href="#">25/00130/FUL</a>	21 The Drive Lancashire LA5 9JD	Carnforth & Millhead Ward	(Pages 112 - 115)
		Retrospective application for the change of use of land to domestic garden in association with 21 The Drive with landscaping and erection of a shed.		
11	A11 <a href="#">25/00677/VCN</a>	Former Frankie And Benny's Hilmore Way Morecambe Lancashire LA4 4DD	West End Ward	(Pages 116 - 119)
		Variation of condition 7 on approved application 95/00530/FUL to extend the opening hours of restaurant.		
12	Delegated List (Pages 120 - 130)			

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Louise Belcher, Martin Bottoms, Keith Budden, Tom Fish, Alan Greenwell, John Hanson, Jack Lenox, John Livermore, Andrew Otway, Catherine Potter, Robert Redfern, Sue Tyldesley and Paul Tynan

### **(ii) Substitute Membership**

Councillors Mandy Bannon (Substitute), Maria Deery (Substitute), Roger Dennison (Substitute), Martin Gawith (Substitute), Colin Hartley (Substitute), Paul Newton (Substitute) and Joyce Pritchard (Substitute)

### **(iii) Queries regarding this Agenda**

Please contact Eric Marsden - Democratic Support: email [emarsden@lancaster.gov.uk](mailto:emarsden@lancaster.gov.uk).

### **(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582000, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

MARK DAVIES,  
CHIEF EXECUTIVE,  
TOWN HALL,  
DALTON SQUARE,  
LANCASTER, LA1 1PJ

Published on 14<sup>th</sup> July 2025.